



To be read with Licence No. 119 Dated 24-12-2021 LC- 4582

That this Layout Plan for an area measuring 5.05625 acres (Drawing No. DTCP-20216, dated 28.12.21) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Vaibhav Luxmi Associates. in Sector- 9, Hansi, Distt. Hisar is hereby approved subject to the following conditions:-

1. That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
2. That the plotted area of the colony shall not exceed 65% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as plotted for calculation of the area under plots.
3. That the demarcation plans as per site of all the Residential Plots and Commercial site shall be got approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2017 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
4. That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTCP for the modification of layout plans of the colony.
5. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
6. That the colonizer shall abide by the directions of the DTCP, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the peripheral roads, internal road circulation or for proper integration of the planning proposals of the adjoining areas.
7. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
8. All green belts provided in the layout plan within the licenced areas of the colony shall be developed by the colonizer. All other green belts outside the licenced area shall be developed by the Haryana Urban Development Authority/colonizer on the directions of the Director, Town and Country planning, Haryana or in accordance with terms and conditions of the licence.
9. At the time of demarcation plan, if required percentage of organized open space is reduced, the same will be provided by the colonizer in the licenced area.
10. No plot will derive an access from less than 9 metres wide road would mean a minimum clear width of 9 metres between the plots.
11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
12. The portion of the sector/development plan roads /green belts as provided in the Development Plan if applicable, which form part of the licenced area shall be transferred free of cost to the government on the lines of Section 3(3)(a)(iii) of the Act No.8 of 1975.
13. That the odd size plots are being approved subject to the conditions that these plots should not have a frontage of less than 75% of the standard frontage when demarcated.
14. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HUDA is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
16. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
17. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-SPower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
18. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(M. PARASH) ATP (HQ)
 (BABITA GUPTA) DTP (HQ)
 (HITESH SHARMA) STP (HQ)
 (P.P. SINGH) CTP(HR)
 (K. MAHARAJ PANDURANG, IAS) DTCP (HR)
 (SATYA PAL) JD (HQ)
 (DINESH KUMAR) SD (HQ)

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

LAYOUT PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY - 2016 OVER AN AREA MEASURING 5.05625 ACRES IN SECTOR -9, AT HANSI, DISTT. HISAR BEING DEVELOPED BY VAIBHAV LUXMI ASSOCIATES

ARCHITECT: AMIT KUMAR SHARMA CA/2017/81535
 OWNER: For Vaibhav Luxmi Associates
 Auth Sign/Parties

MONARCH DESIGN STUDIO
 ARCHITECT, PLANNERS, ENGINEERS & TURN KEY PROJECT
 SCO- 20, Ground Floor, Opp. Delhi World Public School Old Kalka- Ambala Road, Zirakpur, Mohali, PB -160104
 Cell No. - 9876-12882, E-Mail - chd.amit@gmail.com

AREA OF SCHEME	PERMISSIBLE AREA IN ACRES	PERMISSIBLE %AGE	PROPOSED AREA IN ACRES	PROPOSED %AGE
OPEN/GREEN SPACE/ PARK	5.05625			
10% AREA TO BE TRANSFERRED FREE OF COST TO THE GOVERNMENT FOR COMMUNITY FACILITIES	0.506	10	0.506	10.05
COMMERCIAL AREA	0.202	4	0.202	4.00
AREA UNDER PLOTS	3.084	61	2.723	53.96
TOTAL PERMISSIBLE SALEABLE AREA	3.287	65	2.925	57.86
MIN. - MAX. PERMISSIBLE DENSITY	240 - 400 PPA		240 PPA	

AREA OF SCHEME =	5.05625	ACRES			
DETAIL OF PLOTS IN SQM					
CATEGORY	SIZE	PLOT AREA	NO. OF PLOTS	AREA	PLOT (IN SQ YDS)
A	7.90	141.33	14	1978.63	169.03
B	7.90	16.91	1	133.59	159.77
C	7.57	17.62	12	1600.60	159.53
D	7.50	17.62	8	1057.20	158.05
E	7.48	17.00	4	508.64	152.08
F	7.09	17.50	16	1985.20	148.39
G	7.11	16.50	7	821.21	140.31
H	6.30	17.06	9	967.30	128.54
I	6.30	16.50	18	1871.10	124.32
J	7.90	12.40	1	98.00	117.21
		TOTAL	90	11021.47	
				2.723	Acres
				53.93	%
DENSITY CALCULATION					
NO. OF PLOTS	90	X	13.5	1215	PERSONS / 5.05625
				240	PER/ACRE SAY 240 PPA
GREEN AREA CALCULATION					
GREEN-1	1355	SQM			
GREEN-2	143	SQM			
GREEN-3	36	SQM			
		1534	Sqm		

LEGEND
 SCHEME BOUNDARY SHOWN THUS [---] [---] [---]
 SPACE FOR ELECTRIC TRANSFER 2 SQM. SHOWN THUS [---]
 SPACE FOR U.G.S.T.P 450 SQM. SHOWN THUS [---]
 SPACE FOR UGT/OHT 200 SQM. SHOWN THUS [---]
 KILLA LINE / RECT. LINE [---]
 GREEN AREA SHOWN THUS [---]
 H.T.LINE [---]

NORTH POINT
 SCALE 1:500

Detail of 50% area freed as per policy shown thus (1.3617 Acres)

CATEGORY	SIZE	PLOT AREA	NO. OF PLOTS	AREA
A	7.900	141.331	7	989.317
B	7.570	133.383	7	933.884
C	7.570	17.620	1	133.590
D	7.090	17.500	8	967.300
E	6.300	17.060	9	967.302
F	6.300	16.500	14	1455.300
G	7.900	12.400	1	98.000
		TOTAL	47	5575.203
				1.378
				Acres